

Vacant Property Review Commission

Summary - March 21, 2016

Members present: Chip Crawford, Karen Deprey, Bill Johnston, Wesley Barringer, Shevawn Akers

Also in attendance: Jonathan Hollinger, Ken Armstrong, Melissa Murphy

The hearing was called to order by Chair Crawford at 2:00 P.M.

Chair Crawford provided the following background information:

In December 2015 the Vacant Property Review Commission certified 149 properties which met the criteria to be considered abandoned urban properties. Properties that meet these criteria are subject to additional property tax.

The purpose of the Vacant Property Review Commission appeal hearing is to give property owners the opportunity to contest this determination by demonstrating that their property does not meet the following criteria:

The property has been vacant or unimproved for a period of at least one year, and:

1. Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use
2. By reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or has become infested with rodents or other vermin.

Chair Crawford explained the hearing process, to the property owners, as follows:

The hearing for each property will consist of:

Staff Presentation (Approximately 5 minutes): Staff will review Code Enforcement information, inspection information, reports to the city of abandoned properties, and other applicable information regarding the property.

Owner Presentation (Approximately 5 Minutes): Property owners, or their representatives, will be given an opportunity to present testimony and evidence that their property does not meet the criteria to be classified as “abandoned urban property”.

Questions and Discussion: The Commission will ask questions of staff and the owners and representatives in order to determine if the property meets the criteria for “abandoned urban property”.

Chair Crawford explained the Hearing Decision:

The Commission may choose to uphold the determination that the property meets the criteria, or decide that it does not meet the criteria.

The property owner will be notified of the decision by Certified Mail.

Property owners/representatives were called to defend appeals, Staff presented report, and Commission Members discussed. Motions on the properties were as follows:

Motion by Bill Johnston, seconded by Wesley Barringer to sustain the Commission's original abandoned urban property classification for the property located at 203 E. Fifth Street, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe and it is unfit for its intended use. Approved unanimously.

Motion by Karen Deprey, seconded by Bill Johnston to sustain the Commission's original abandoned urban property classification for the property located at 1252 Cherbourg Court, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe and it is unfit for its intended use. Approved unanimously.

Motion by Karen Deprey, seconded by Bill Johnston to withdraw property located at 446 East Seventh Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Bill Johnston, seconded by Wesley Barringer to withdraw property located at 654 N Martin Luther King Blvd from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property under 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Karen Deprey, seconded by Bill Johnston to conditionally withdraw property located at 219 W Vista Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to withdraw property located at 163 Alabama Avenue from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to withdraw property located at 734 N. Broadway from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Karen Deprey to withdraw property located at 2498 Woodhill Drive because the property is occupied and does not meet the definition of abandoned urban property under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to withdraw properties located at 2862 Uttinger Lane, 232, 242, 250, 254 Race Street, and 243 Warnock Street because the properties have been demolished. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to adjourn at 3:15 P.M. Approved unanimously.